119.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	884,900 / 884,900
					USE VALUE:	884,900 / 884,900
					ASSESSED:	884,900 / 884,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		MOHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOODIN MARK A/SUSAN T
Owner 2:	
Owner 3:	
Street 1:	16 MOHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SARMA VALLABH-JAYALAKSBMI -
Owner 2:	-
Street 1:	16 MOHAWK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .199 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 2446 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8647.000	408,000	1,300	475,600	884,900
Total Card	0.199	408,000	1,300	475,600	884,900
Total Parcel	0.199	408,000	1,300	475,600	884,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.85 | /Parcel: 361.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 77151

GIS Ref

GIS Ref

Insp Date 05/29/09

!9271!

PREVIOUS ASSESSMENT

Parcel ID: 119.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	408,000	1300	8,647.	475,600	884,900		Year end	12/23/2021
2021	101	FV	392,600	1300	8,647.	475,600	869,500		Year End Roll	12/10/2020
2020	101	FV	392,500	1300	8,647.	475,600	869,400	869,400	Year End Roll	12/18/2019
2019	101	FV	369,200	1400	8,647.	475,600	846,200	846,200	Year End Roll	1/3/2019
2018	101	FV	369,200	1400	8,647.	407,600	778,200	778,200	Year End Roll	12/20/2017
2017	101	FV	369,200	1400	8,647.	380,500	751,100	751,100	Year End Roll	1/3/2017
2016	101	FV	369,200	1400	8,647.	326,100	696,700	696,700	Year End	1/4/2016
2015	101	FV	306,200	1400	8,647.	292,100	599,700	599,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:46:35

LAST REV

Date	Time
06/22/21	09:23:51
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9271

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SARMA VALLABH-J	39764-3		7/1/2003		549,900	No	No		
	15309-216		11/1/1983		115,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2021	239	Redo Kit	37,000	C				
8/24/2015	1192	New Wind	13,480		8/24/2015			Replace 8 windows.
7/31/2007	636	Wood Dec	5,641			G9	GR FY09	12 x 6 open deck i
5/12/2004	546	Manual	10,000					convert garage to
6/26/2002	507	Re-Roof	3,500	C				
4/23/2002	280	Re-Roof	4,950	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2015	Permit Insp	PC	PHIL C
5/29/2009	Meas/Inspect	189	PATRIOT
3/29/2005	Permit Visit	BR	B Rossignol
9/15/2003	MLS	MM	Mary M
4/26/2000	Inspected	276	PATRIOT
2/14/2000	Measured	268	PATRIOT
9/1/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	77151
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8647		Sq. Ft.	Site		0	70.	0.79	4									475,588						475,600	

Total AC/HA:	0.19851	Total SF/SM:	8647	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 475,588	Spl Credit	Total: 475,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.01303005
Adj $ / SQ:	136.759
Other Features:	98558
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	457390
Depreciation:	49398
Depreciated Total:	407992

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

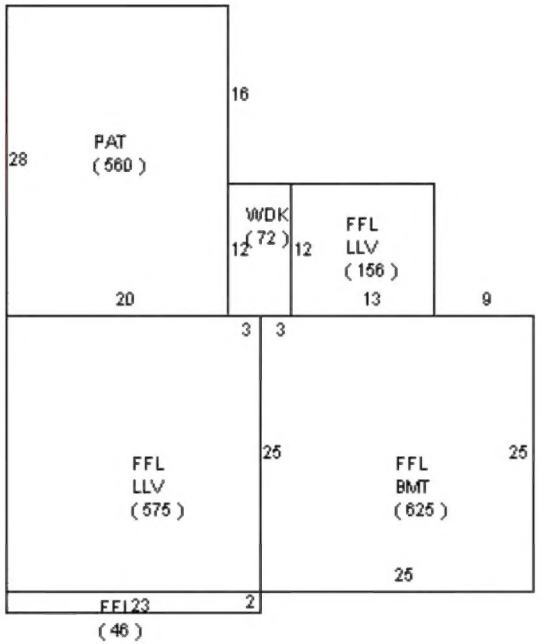
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.43
Special Features:	0	Val/Su Net:	120.35
Final Total:	408000	Val/Su SzAd	291.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,402	136.760	191,736
LLV	Lower Level	731	118.470	86,600
BMT	Basement	625	57.750	36,092
PAT	Patio	560	2.960	1,656
WDK	Deck	72	16.210	1,167

Net Sketched Area:	3,390			Total:	317,251
Size Ad	1402	Gross Area	3390	FinArea	2446

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	
LLV	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 119.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	12X6	G	GD	2007	20.00	T	7.2	101			1,300			1,300

More:	N	Total Yard Items:	1,300	Total Special Featues:		Total:	1,300